

# 09

## PET APPROVAL REQUEST

Residential Tenancies Act 1987 (WA) — Section 50B

WA —  
Magistrates  
Court

*Your rights when requesting to keep a pet — the 14-day landlord response clock*

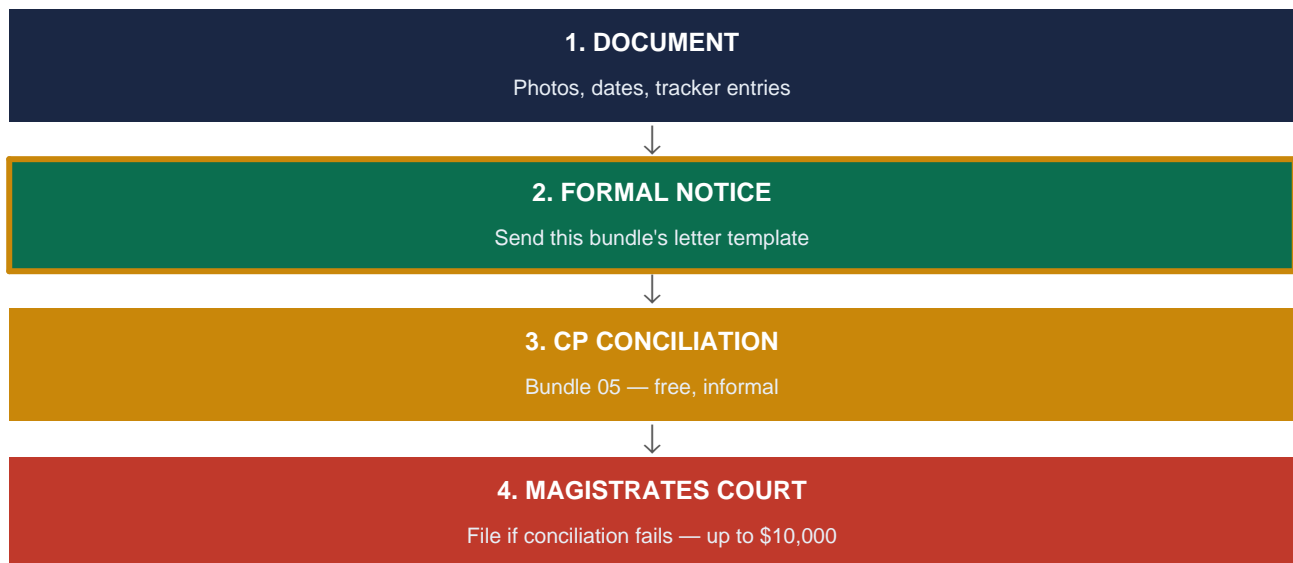
### WHEN TO USE THIS BUNDLE

Use this bundle when you want to request approval to keep a pet at your rental property.

### KNOW THE LAW — THE RIGHT TO REQUEST A PET (S.50B)

Since the 29 July 2024 reforms, Western Australian renters have a right to keep a pet unless the landlord has a prescribed reasonable ground to refuse. You apply using the official Form 25 — the landlord then has 14 days to respond in writing. A refusal without a reasonable ground, or no response within 14 days, can be challenged through a Commissioner Determination.

### HOW THE SYSTEM WORKS — YOUR ESCALATION PATH



*The highlighted box shows where this bundle fits in the journey.*

**01 Complete Form 25 — the Pet Request Form**

This is the official mechanism under s.50B; a casual verbal or email-only request may not start the statutory clock.

**02 Build the pet's credentials file**

Registration, desexing certificate, vaccination records, and references if available.

**03 Send the request and calculate the 14-day deadline immediately**

Log the date sent and the deadline the same day.

**04 Respond in writing if refused without a reasonable ground**

Reasonable grounds are limited: property unsuitable, undue hardship to another tenant, or a strata by-law breach. A blanket 'no pets' policy is not enough on its own.

**05 Escalate to a Commissioner Determination if needed**

Unlike some other states' deemed-consent model, WA provides an actual adjudication step via Consumer Protection WA.

## IF YOU NEED TO ESCALATE — WHAT MAGISTRATES COURT CAN ORDER

A Commissioner Determination can approve the pet request where the landlord's refusal lacked a reasonable ground, or where the 14-day response window passed without a reply.

**★ GOOD TO KNOW — THE 14-DAY CLOCK RUNS FROM THE DAY AFTER RECEIPT**

Calculate the deadline precisely — if the landlord doesn't respond within 14 days of receiving your Form 25 request, this is itself a ground to escalate.

**■ CRITICAL — USE FORM 25 — NOT AN INFORMAL REQUEST**

Only a Form 25 request reliably starts the statutory 14-day landlord response clock under s.50B.

**■ CRITICAL — REASONABLE GROUNDS FOR REFUSAL ARE LIMITED**

A blanket 'no pets' policy is not, on its own, a reasonable ground. Refusals must cite property unsuitability, undue hardship to another tenant, or a specific strata by-law breach.

**1. COPY**

Copy the letter below into a new email

**2. FILL**

Replace every **[bracketed]** field with your details

**3. SEND**

Email it — request a read receipt, save a copy

Fill in every **[bracketed]** field. Use alongside your completed Form 25.

**SUBJECT:****PET REQUEST — FORM 25 SUBMITTED: [Insert Property Address]**

I am writing to confirm submission of my Form 25 Pet Request under Section 50B of the Residential Tenancies Act 1987, and to note the response timeframe that now applies.

**1. REQUEST DETAILS**

- Pet: **[Insert pet type and description]**
- Form 25 sent: **[Insert Date]**
- Landlord's response due by (14 days from receipt): **[Insert Date]**

**2. IF REFUSED OR NO RESPONSE**

- Should this request be refused without a reasonable ground as defined under Section 50B, or should no response be received within the 14-day window, I intend to seek a Commissioner Determination through Consumer Protection WA.

Yours sincerely,

**[Your Full Name]**

**[Property Address]**

**[Date]**

**[Contact Number / Email]**